

2010-010920

Klamath County, Oregon



00090249201000109200020024

09/14/2010 03:19:13 PM

Fee: \$42.00

THIS SPACE



After recording return to:  
First American Title  
600 Country Club Road  
Eugene, OR 97401

Until a change is requested all tax statements  
shall be sent to the following address:  
J & L Daubenspeck  
P. O. Box 70496  
Eugene, OR 97401

File No.: 7191-1624324 (jlw)  
Date: September 10, 2010

### STATUTORY WARRANTY DEED

**William E. Fox**, Grantor, conveys and warrants to **James M. Daubenspeck and Lloydine E. Daubenspeck Trustee of the J & L Daubenspeck Trust dated May 10, 1989**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 6 Block 16, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2010-2011** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

APN: R164716

Statutory Warranty Deed  
- continued

File No.: 7191-1624324 (jlw)  
Date: 09/10/2010

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 13 day of Sept, 2010.

William E. Fox  
William E. Fox

STATE OF Oregon )  
County of Lane )ss.  
)

This instrument was acknowledged before me on this 13 day of September, 2010  
by **William E. Fox**.

Notary Public for Oregon  
My commission expires:

